

11-19-87 THURSDAY, NOVEMBER 19, 1987

STATEMENT OF PROCEEDINGS

FOR THE MEETING OF THE BOARD OF SUPERVISORS

OF THE COUNTY OF LOS ANGELES

HELD IN ROOM 381B OF THE HALL OF ADMINISTRATION

500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

9:30 O'CLOCK A.M.

Present: Supervisors Peter F. Schabarum, Edmund D. Edelman and Michael D. Antonovich, Chairman

Absent: Supervisors Kenneth Hahn and Deane Dana

11-19-87.1 HEARINGS

4-VOTE

11-19-87.1.1 1.-2.

Hearings on Resolutions of Necessity for the following:

11-19-87.1.2 6 1.

Construction of a water well, Los Angeles County, Waterworks District No. 38, Lake Los Angeles area (5) CLOSE HEARING AND CONTINUE TO 11-24-87 FOR DECISION

11-19-87.1.3 2 2.

Acquisition of Parcel Nos. 1, 1T.1 and 1T.2, for improvement of the Parkway Calabasas/Ventura Freeway interchange, Calabasas area (5) CONTINUE TO 12-17-87 AT 9:30 O'CLOCK A.M.

11-19-87.1.4 7 3.

Hearing on ground lease for development of the Perez Place site for industrial use, Baldwin Park (1). CLOSE HEARING AND CONTINUE TO 11-24-87 FOR DECISION

11-19-87.1.5 8 4.

Hearing on ground lease and joint escrow instructions for development of the Rancho Business Center, Downey (1). CLOSE HEARING AND CONTINUE TO 11-24-87 FOR DECISION

11-19-87.1.6 9 5.

Hearing on Resolution setting aside a portion of County-owned park property for public road and highway purposes in connection with the improvement of McKinley., Pomona (1). CLOSE HEARING AND CONTINUE TO 11-24-87 FOR DECISION

11-19-87.1.7 10 6.

Hearing on lease of the Mid-Valley Hospital facility located at 7533 Van Nuys Blvd., Van Nuys (3), to Pricor Incorporated. CLOSE HEARING AND

CONTINUE TO 11-24-87 FOR DECISION (Relates to Agenda No. 35)

11-19-87.1.8 11 7.

Hearing on proposed extension of Urgency Ordinance No. 87-0114U, which temporarily prohibits development within the Agua Dulce Watershed area (5). CONTINUE TO 12-17-87 AT 9:30 O'CLOCK A.M.; INSTRUCT THE DIRECTOR OF HEALTH SERVICES TO REVIEW AND REPORT BACK ON THE TESTIMONY AND DOCUMENTS PRESENTED AT THE HEARING; INSTRUCT THE DIRECTORS OF HEALTH SERVICES AND PUBLIC WORKS TO CONSIDER THE RELEASE OF PERMITS ON 10+ ACRE PARCELS AND THE USE OF HOLDING TANKS IN LIEU OF LEACH FIELDS, AND TO SEEK COMPLETION OF THE STUDY BY AUGUST 1, 1988 (Also see Board order No. 39 this date)

3-VOTE

11-19-87.1.9 12 8.

Auction sale of County-owned excess property adjacent to La Mirada Civic Center (1), Parcel B and D, with minimum bid of \$220,000. AWARD TO GERALD PEEBLER, OLIVE LAWN MEMORIAL PARK, INC., IN AMOUNT OF \$220,000

11-19-87.1.10 9.-11.

Hearings on proposed annexation of territory to the following districts:

11-19-87.1.11 13 9.

County Lighting Maintenance District 1960, County Lighting District LLA-1, and formation of Improvement Zone 281, Petition No. 363-126, Altadena (5) ABANDON PROCEEDINGS

11-19-87.1.12 14 10.

County Lighting Maintenance District 1770, County Lighting District LLA-1,

and formation of Improvement Zone 290, Petition 85-37, Industry area (1)
ANNEX AND CONFIRM DIAGRAM AND ASSESSMENT

11-19-87.1.13 15 11.

County Lighting Maintenance District 1770, County Lighting District LLA-1,
and formation of Improvement Zones 271 and 284, Petition No. 184-76,
Hacienda Heights area (1) ANNEX AND CONFIRM DIAGRAM AND ASSESSMENT

11-19-87.1.14 12.-18.

Hearings on proposed establishment of benefit assessments for fire
suppression services for the following: CLOSE HEARING AND ADOPT
RESOLUTIONS ESTABLISHING ASSESSMENTS

11-19-87.1.15 16 12.

West Palmdale Parcel A-1 (5)

11-19-87.1.16 17 13.

West Palmdale Parcel A-2 (5)

11-19-87.1.17 18 14.

West Palmdale Parcel A-3 (5)

11-19-87.1.18 19 15.

Palmdale area 1986-29 (5)

11-19-87.1.19 20 16.

Palmdale area 1986-37 (5)

11-19-87.1.20 21 17.

Palmdale area 1986-46 (5)

11-19-87.1.21 22 18.

Palmdale area 1986-158A (5)

11-19-87.1.22 23 19.

Hearing on proposed annexation of 20 parcels to the Consolidated Sewer Maintenance District, Cities of Agoura Hills, Glendora, La Mirada, San Dimas and Walnut (1, 4 and 5). ORDER THAT THE BOUNDARIES OF THE DISTRICT BE ALTERED TO INCLUDE SUCH BENEFITED TERRITORY

11-19-87.1.23 24 20.

Hearing on exclusion of the area that is served by the Gorman Sewer System from the Consolidated Sewer Maintenance District and dissolution of the Gorman Zone (5). ORDER THAT BOUNDARIES OF DISTRICT BE ALTERED TO EXCLUDE SUCH TERRITORY

11-19-87.1.24 25 21.

Hearing on proposed ordinance amending the County Code, Title 8 - Consumer Protection and Business Regulations, relating to mobilehome park regulation. INTRODUCE, WAIVE READING AND PLACE ON 12-17-87 AGENDA FOR ADOPTION; INSTRUCT THE CHIEF ADMINISTRATIVE OFFICER AND THE EXECUTIVE

DIRECTOR OF THE COMMUNITY DEVELOPMENT COMMISSION TO MEET TO RESOLVE ANY FUNDING ISSUES RELATING TO THE PROVISION OF STAFF SUPPORT SERVICES BY THE COMMISSION

11-19-87.1.25 3 22.

Hearing on proposed incorporation of the City of Calabasas (5). CONTINUE TO 2-11-88 AT 9:30 O'CLOCK A.M.

11-19-87.1.26 26 23.

Hearing on proposed change of zone for 0.36 acre located on the northwesterly corner of the intersection of Turnbull Cyn. Rd. and Gale Ave., from R-1 to C-H-DP and an amendment to the Land Use Policy Map of the Hacienda Heights Community General Plan, from U-2 to C, Hacienda Heights Zoned District, Local Plan Amendment and Zone Case No. 86-295-(1), petitioned by Milton Polsky. ADOPT CHANGE OF ZONE AND ADOPT RESOLUTION APPROVING PLAN AMENDMENT; INSTRUCT COUNTY COUNSEL TO PREPARE ORDINANCE AMENDMENT

11-19-87.1.27 27 24.

Hearing on proposed change of zone for 40+ acres located at the northeasterly corner of District, from M-1-1/2 and B-1 to A-1-1, Case No. 86-283-(5), petitioned by Narcissa Homes Corporation. ADOPT CHANGE OF ZONE; INSTRUCT COUNTY COUNSEL TO PREPARE ORDINANCE AMENDMENT

11-19-87.1.28 28 25.

Hearing on proposed amendment to the County Code, Title 22 - Planning and Zoning, to create the Altadena Community Standards District (5) and the Willowbrook-Enterprise Community Standards District (2). CONTINUE TO 11-24-87 FOR DECISION

11-19-87.1.29 29 26.

Hearing on appeal of Don Perryman, from Regional Planning Commission's recommendation for No Change of Zone (requested change from R-1-8,000 to C-3-DP-BE), San Jose Zoned District, Case No. 86-410-(1). CLOSE HEARING AND TAKE UNDER ADVISEMENT (Relates to Agenda No. 27)

11-19-87.1.30 30 27.

De novo hearing on a conditional use permit to permit construction of a one-story building for retail stores and a three-story office building located at 1200 Brea Canyon Rd., San Jose Zoned District, Conditional Use Permit Case No. 86-410-(1), applied for by Don Perryman. (Appeal from Regional Planning Commission's denial) CLOSE HEARING AND TAKE UNDER ADVISEMENT (Relates to Agenda No. 26)

11-19-87.1.31 31 28.

Hearing on proposed change of zone for 7.71 acres located on the southwesterly side of N. San Fernando Rd., approximately 2,175 ft. west of the intersection of Sierra Hwy., Newhall Zoned District, from A-1-20,000 to RPD-1-24U, Case No. 86-256-(5), petitioned by The Homestead Group Associates. CONTINUE TO 11-24-87; INSTRUCT COUNTY COUNSEL TO REPORT ON ISSUES RAISED AT THE HEARING (Relates to Agenda No. 29)

11-19-87.1.32 31 29.

De novo hearing on a conditional use permit and oak tree permit to allow development of 180 multi-family residential (condo) units, located on the southerly side of San Fernando Rd., approximately 2,175 ft. west of intersection of Sierra Hwy., Newhall Zoned District, Conditional Use Permit and Oak Tree Permit Case No. 86-256-(5), applied for by Engineering Service Corporation. (Appeal from Regional Planning Commission's approval) CONTINUE TO 11-24-87; INSTRUCT COUNTY COUNSEL TO REPORT ON ISSUES RAISED AT THE HEARING (Relates to Agenda No. 28)

11-19-87.1.33 32 30.

De novo hearing on a conditional use permit to establish and operate a

group home and school for 120 boys located at 47005 North 80th Street West, Lancaster, Antelope Valley West Zoned District, Conditional Use Permit Case No. 86-505-(5), applied for by Mel Johnstone. (Appeal from Regional Planning Commission's approval) CONTINUE TO 12-17-87 AT 9:30 O'CLOCK A.M.; INSTRUCT DIRECTOR OF CHILDREN'S SERVICES, THE CHIEF PROBATION OFFICER AND THE SUPERINTENDENT OF SCHOOLS TO REPORT BACK WITH THEIR VIEWS ON PROJECT

11-19-87.1.34 34 31.

Hearing on Tentative Tract Map No. 44420-(5), Littlerock Zoned District, applied for by Land Concepts, Inc. CONTINUE TO 12-17-87 AT 9:30 O'CLOCK A.M.

11-19-87.1.35 4 32.

Hearing on proposed amendment to the County Code, Title 21 - Subdivisions, relating to park land dedication and fee requirements. CONTINUE TO 12-17-87 AT 9:30 O'CLOCK A.M.

11-19-87.1.36 5 33.

Hearing on proposed Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District (5). CONTINUE TO 12-17-87 AT 9:30 O'CLOCK A.M.

11-19-87.1.37 33 34.

De novo hearing on a conditional use permit to allow continuation and expansion of an existing private school, located at 8827 East Broadway, East San Gabriel Zoned District, Conditional Use Permit Case No. 87-071-(5), applied for by Southern California Conference of Seventh Day Adventists. (Appeal from Regional Planning Commission's conditions of approval) DECLARE INTENT TO APPROVE; AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS AMENDING THE COMMISSION'S APPROVAL TO ALLOW THE ALTERNATE PLAN SUGGESTED BY THE APPLICANT

11-19-87.2 ADMINISTRATIVE MATTERS

11-19-87.2.1 35 35.

Director of Facilities Management's recommendation: Award contract to Bayside Builders & Engineering, Inc., in amount of \$634,768, for Olive View Medical Center Mid-Valley, General Improvements (3), Specs. 4638, C.P. 69931; authorize \$76,500 for change orders and contingencies; also award contract to JAS Air Service, Inc., in amount of \$2,520 for air balance and testing services; also approve appropriation adjustment in amount of \$172,752. CONTINUE TO 11-24-87 (Relates to Agenda No. 6)

11-19-87.2.2 36 36.

Appeal of Raphael Mori for West Apple Development from the denial of a parking permit to allow a parking lot for a small commercial complex, Firestone Park Zoned District, Parking Permit Case No. 86-404-(2). REFER BACK TO REGIONAL PLANNING COMMISSION FOR FURTHER CONSIDERATION

11-19-87.2.3 37 37.

Decision on proposed change of zone for 40 acres located on Cedarcroft Rd., 1,300 ft. west of Aliso Cyn. Rd., Soledad Zoned District, from A-2-5 to A-1-1, Case No. 86-483-(5), petitioned by Lee Lawson. ADOPT CHANGE OF ZONE; INSTRUCT COUNTY COUNSEL TO PREPARE ORDINANCE AMENDMENT (Relates to Agenda No. 14)

11-19-87.2.4 38 38.

Decision on a conditional use permit to allow subdivision of property into 20 single family residential lots, located on Cedarcroft Rd., 1,300 ft. west of Aliso Cyn. Rd., Soledad Zoned District, Conditional Use Permit Case No. 86-483-(5), applied for by Lee Lawson. DECLARE INTENT TO APPROVE AND INSTRUCT COUNTY COUNSEL TO PREPARE FINDINGS AND CONDITIONS (Relates to Agenda No. 13)

Matters not on the posted agenda, to be discussed and (if requested) placed on the agenda for action at a future meeting of the Board, or matters requiring immediate action because of an emergency situation or where the need to take action arose subsequent to the posting of the agenda.

11-19-87.2.5 39

In relation to the subject of Agenda Item No. 7 which was posted in accordance with Government Code Section 54954.2(a), the Board instructed the Director of Health Services to review the article in the western Journal of Medicine relating to contamination of public water wells and to report back within thirty days with an evaluation of the threat to public health posed by contaminated water wells and to recommend what action can be taken to eliminate the contamination.

STATEMENT OF PROCEEDINGS FOR MEETING OF THE

COMMUNITY DEVELOPMENT COMMISSION

OF THE COUNTY OF LOS ANGELES

THURSDAY, NOVEMBER 19, 1987

9:30 O'CLOCK A.M.

4-VOTE

11-19-87.2.6 2-D 1-D.

Sale and conveyance of real property located at 4724 East Hammel St., East Los Angeles (3), Maravilla Community Redevelopment area, to John and Mary Garcia, for the sum of \$87,500.00. APPROVE SALE OF PROPERTY IN THE MARAVILLA COMMUNITY REDEVELOPMENT AREA

Meeting adjourned (Following Board Order No. 39).

Next meeting of the Board: Tuesday morning, November 24, 1987
at 9:30 o'clock a.m.

The foregoing is a fair statement of the proceedings of the meeting held
November 19, 1987, by the Board of Supervisors of the County of Los
Angeles and ex-officio the governing body of all other special assessment
and taxing districts, agencies and authorities for which said Board so
acts.

LARRY J.

Executive

of the Board of

MONTEILH

Officer-Clerk

Supervisors

By

JUNE SAVALA

Head Board

Clerk